



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**July 11, 2005**

**SUBJECT:**           **2005-0106 - The Ridgecrest Group** [Applicant] **Omid Shakeri** [Owner]: Application for related proposals on a 29,250 square-foot site located at **574 Bobolink Circle** in a R-0/S (Low-Density Residential/Single Story) Zoning District. (Negative Declaration) (APN: 309-02-034);

Introduction of an Ordinance   **Rezone** from R-0/S (Low-Density Residential/Single Story) to R-0/PD/S (Low-Density Residential/Planned Development/Single Story) Zoning District;

Motion                   **Special Development Permit** to construct 4 single-family homes, and

Motion                   **Parcel Map** to subdivide one lot into four lots.

**REPORT IN BRIEF**

**Existing Site Conditions**           One single-family home and accessory buildings

**Surrounding Land Uses**

North	Residential
South	Residential
East	Residential
West	Residential

**Issues**                   Size of homes, On-site circulation, Neighborhood Compatibility

**Environmental Status**           A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Denial

**Recommended Findings – Design Review**

The proposed project is not desirable in that the project's design and architecture does not conform to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The front two units home orientation would meet the neighborhood pattern while the rear two units would introduce a new element with flag lot interior units served by a shared driveway.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Although the proposed units would be single story, the size, scale and bulk of the units would be too large for the neighborhood.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The unit on Parcel 1 would be placed at the minimum setback from the adjacent home, which backs up to the unit. The homes located in the interior of the site would also have their sides against the rear of the adjacent properties.
<i>2.2.7 Preserve mature landscaping</i>	The layout of the homes would require the removal of several mature trees and could impact an adjacent oak tree. Project redesign could allow the avoidance of these trees.

**Recommended Findings - Special Development Permit**

Goals and Policies that relate to this project are:

**Land Use and Transportation Element**

*C2.2 – Encourage the development of ownership housing to maintain a majority of housing in the City for ownership choice.*

The proposed project will result in an increase of three single family detached for sale homes, which meets the Housing and Community Revitalization Sub-Element Goal of providing at least 75% of the permitted number of residential units. The building sizes will, however,

be greater than found in the neighborhood and should be reduced to better conform to the existing conditions.

N1.4.1: *Require infill development to complement the character of the residential neighborhood.*

The proposed project would introduce homes larger in size and bulk than found in the immediate neighborhood. The average FAR of the homes in the area is approximately 30% compared to the proposed average of 41%. This increase in size leads to the need for difficult on-site circulation and the addition of 3 new driveways along Bobolink Circle where none exist now.

### **Community Design Sub-Element**

*Policy C.4: Encourage quality architectural design, which improves the City's identity, inspires creativity, and heightens individual as well as cultural identity.*

The proposed architecture incorporates a standard design which is repeated with adjacent units. The units are built to the maximum setback requirements, which limit future additions or alterations.

1. The proposed use does not attain the objectives and purposes of the General Plan of the City of Sunnyvale as the units would be significantly larger than that found in the neighborhood.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will impair the orderly development of and the existing uses being made of adjacent properties because the units would be either too large or too many for the neighborhood. The neighborhood consists of homes smaller with less density than that proposed. Smaller or fewer units would bring the project into closer conformance with the neighborhood and would help solve some of the project's constraints.

### **Recommended Findings - Tentative Map**

In order to approve the Tentative Map, the proposed subdivision must be consistent with the general plan. Staff finds that the Tentative Map is not in conformance with the General Plan. If any of the following findings can be made, the Tentative Map shall be denied. Staff was made a number of the following findings and recommends denial of the Tentative Map as

the subdivision is not consistent with the General Plan.

1. That the design or improvement of the proposed subdivision is not consistent with the General Plan.
2. That the site is not physically suitable for the proposed type of development.
3. That the site is not physically suitable for the proposed density of development.
4. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
5. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
6. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
7. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code

Staff concludes that these findings are accurate, and recommends denial of the Tentative Map.

**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.

**4. FENCES**

- A. Design and location of any proposed fencing and/or walls are subject to the review and approval by the Director of Community Development.
- B. Such fences may extend along side property lines, but do not extend beyond the front line of the main building on each lot.
- C. Any side yard fence between the building and the public right-of-way shall not exceed three feet in height.
- D. For front yard fences in residential areas, open decorative type fences, such as picket, post and rail are preferred.
- E. Chain link and barbed wire fences are not allowed in residential areas.
- F. Only fences, hedges and shrubs or other natural objects 3 feet or less in height may be located within a "vision triangle" (For definition, refer to Vision Triangle brochure or SMC 19.12.040(16), SMC 19.12.050 (12))

**5. LANDSCAPING**

- 1. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy.
- B. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.
- C. The landscape plan shall include street trees, if required, and shall be submitted and approved per the City Arborist.
- D. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.

- E. Prepare a landscape maintenance plan subject for review and approval by the Director of Community Development
- F. Trees shall be allowed to grow to the full genetic height and habit (trees shall not be topped). Trees shall be maintained using standard arboriculture practices.
- G. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
- H. Any "protected trees", (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- I. At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit.
- J. All areas not required for parking, driveways or structures shall be landscaped.
- K. Provide a fifteen-foot deep band of decorative paving for the width of the private drive(s) immediately behind the public sidewalk.

**6. TREE PRESERVATION**

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
  - 1. An inventory shall be taken of all existing trees on the plan including the valuation of all 'protected trees' by a certified arborist, using the latest version of the "Guide for Plant Appraisal" published by the International Society of Arboriculture (ISA).
  - 2. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.

3. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.

E. Overlay Civil plans including utility lines to ensure that tree roots system are not damaged.

**7. PARKING**

- A. Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
- B. No parking shall be allowed on the shared driveway.
- C. The paved area in front of the homes on Parcels 3 and 4 shall remain free and clear of all obstacles at all times to allow parking and maneuvering of cars.

**8. RECYCLING AND SOLID WASTE**

- A. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.
- B. Remove all debris, structures, area light poles, and paving from the site prior to commencement of new construction.

**9. STORAGE**

- A. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within an approved enclosed area. Any stacked or stored items shall not exceed the height of the enclosure.
- B. Unenclosed storage of any vehicle shall be prohibited.
- C. Unenclosed storage of any kind shall be prohibited on the premises.
- D. All exterior trash shall be confined to approved receptacles and enclosures.

**10. UNDERGROUND UTILITIES**

- A. All proposed utility drops shall be undergrounded.

**11. MISCELLANEOUS**

- A. Prior to commencement of new construction remove all debris, structures, area light poles, and paving from the site.

**12. TENTATIVE MAP CONDITIONS**

- A. Full development fees shall be paid for each project parcel or lot shown on Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.

- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.

**13. SUBDIVISIONS**

- A. All requirements of the Subdivision Ordinance in effect at the time of the sale shall be compiled with in full prior to such sale (State Subdivision Map Act).
- B. Remove all debris, structures, area light poles, and paving from the site prior to recordation of a final map.

**14. EASEMENTS AND DEDICATIONS**

- A. An easement for the shared driveway shall be included in the Final Map which secures the right to pass for either property along the length of the driveway.
- B. The paved area in front of the units on Parcels 3 and 4 shall be shared by both properties for ingress and egress to the garage and uncovered parking areas. This area shall remain free and clear of all obstructions.

**15. FEES**

- A. Pay Traffic Impact fee estimated at \$5,415.09, prior to issuance of a Building Permit. (SMC 3.50)
- B. Pay Park In-lieu fees estimated at \$32,942.24, prior to approval of the Final Map or Parcel Map. (SMC 18.10)

**16. RIGHT-OF-WAY IMPROVEMENTS**

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.

**17. TRAFFIC/ROAD IMPROVEMENTS**

- A. Approval of detailed street improvements plan shall be obtained from Public Works and bonds posted prior to issuance of a Building Permit.